



What is a PBID?

- A PBID provides enhanced improvements and activities, such as public safety, maintenance and image enhancements, in addition to those provided by local government.
- California state law authorizes the City to levy assessments upon the real property for purposes of providing improvements and activities that specifically benefit each individually assessed parcel in the PBID.
- Improvements and activities funded through the PBID are over and above those already provided by the City within the PBID's boundaries.

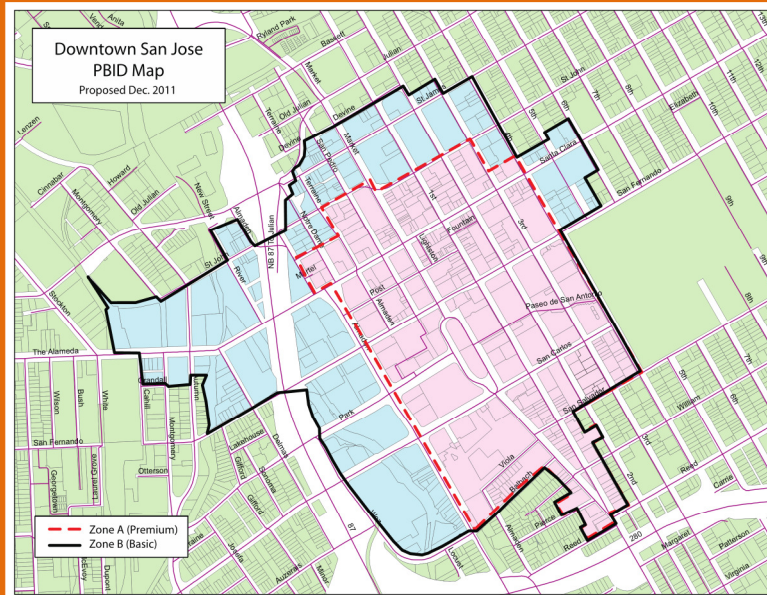


Downtown San Jose PBID

- San Jose PBID provides enhanced improvements and activities, such as cleaning, security, tree maintenance, business development and beautification projects.
- Property owners must petition and vote to establish the district.
- Property owners pay assessment on annual property tax bill to fund PBID services.
- San Jose PBID started services Jan. 2008 and was renewed for 10 years starting 2013 with 91% vote.
- Governed by a 11-member board; two city directors appointed by City Manager.



Property-Based Improvement District





District services

- Higher level of downtown cleaning and maintenance services, including rapid response to service requests.
- Response to specialized maintenance needs that may arise, such as, tree trimming, painting projects, tree grate and minor sidewalk repairs.
- Improved coordination of City services, such as street light maintenance, street sweeping and illegal dumping.





Ambassador Services

- Groundwerx ambassadors provide information on downtown activities to visitors, workers and residents.
- Ambassadors also serve as “eyes and ears” on the street to assist in the deterrence of nuisance crimes such as graffiti, loitering and panhandling.
- Ambassadors work with social service providers to reduce downtown street population.





Beautification Projects





Cleaning Deployment

- Groundwerx operates 7 days per week, 362 days per year. Clean teams deploy from 6 a.m. to 8 p.m.
- Typically 2-3 day porters provide litter removal, graffiti abatement, gum removal and other cleaning services.
- Porters also service 104 public litter cans along the downtown transit mall.
- Two machine operators perform sidewalk sweeping and one provides rapid response and alcove cleaning.
- There are also four pressure washing shifts providing 160 hours of pressure washing each week.
- Clean team hours are flexible and deployment can be adjusted.



Keeping downtown clean

Category	2008-09	2009-10	2010-11	2011-12	2012-13
Pan & Broom: Debris	91,827 lbs	115,600 lbs	175,663 lbs	137,775 lbs	155,627 lbs
Trash Collected	63,725 lbs	165,300 lbs	148,450 lbs	97,750 lbs	124,266 lbs
Pressure Washing	5,224 hrs	6,797 hrs	7,004 hrs	7,073 hrs	7,391 hrs
Graffiti Abatement	14,644	22,277	25,310	23,114	21,382





PBID service provider

- Block by Block is the provider for downtown San Jose's Property-Based Improvement District services.
- Block by Block has 66 accounts nationwide.
- The San Jose Downtown Association staff works closely with Block by Block to manage district services.
- Block by Block's contract includes service hour requirements and other performance standards, such as staff training, equipment maintenance, reporting and even district branding.



PBID's can be replicated

- Special assessment districts can vary in size and service.
- Property-Based Improvement District (PBID) vs. Community Benefit Improvement District (CBID)
- Examples of local CBIDs: Willow Glen in San Jose and Fisherman's Wharf in San Francisco.

